

**Article 8**  
**Schedule of District Regulations**

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ARTICLE 8

**SCHEDULE OF DISTRICT REGULATIONS**

**SECTION 8.1: PURPOSE**

**8.1.1 Purpose:** The purpose of this Article is to present most of the density and dimensional standards applicable to lots subject to regulation under the Village of Port Sanilac Zoning Ordinance. These include minimum lot sizes, minimum lot width, minimum yard setbacks, minimum floor area, maximum total lot area coverage, maximum height of buildings and special notes related to some of these standards. Other exceptions and special situation standards can be found in the zoning district regulations of Articles 10 through 15, the General Provisions of Article 3, and the Special Land Use Regulations of Article 17. The standards of this Article are presented as minimums and maximums to provide clear guidance as well as flexibility to landowners while still ensuring the long-term character of the individual districts is being maintained. The zoning districts are listed on each of the Schedules by their abbreviated names as defined in Article 9.

**SECTION 8.2: SCHEDULE OF DISTRICT REGULATIONS**

**8.2.1 Schedule of District Regulations:** Table 8-1 details the density, lot, and building dimension requirements for each zoning district in the Village of Port Sanilac.

**Article 8**  
**Schedule of District Regulations**

**TABLE 8-1: PORT SANILAC  
SCHEDULE OF DISTRICT REGULATIONS**

Zoning District	Minimum Lot Area Per Dwelling		Maximum Height of Building	Minimum Yard Setbacks in Feet			Minimum Floor Area Per Unit	Maximum % of Building Coverage
	Square feet	Width	Feet	Front	Side	Rear	Square Feet	% of Lot
<b>R-1</b>	7,200	60 ft	35 <sup>A</sup>	30 <sup>B</sup>	10	35	1,000	30%
<b>R-2</b>	12,000	80 ft	35 <sup>A</sup>	30 <sup>B</sup>	10	35	1,200	40%
<b>MFR</b>	20,000	100 ft	35 <sup>A</sup>	30	10	35	C	30%
<b>A-R</b>	20,000	100 ft	35 <sup>A</sup>	30 <sup>B</sup>	10	35	750	-
<b>MHS</b>	9,000	60 ft (150 length)	35 <sup>A</sup>	30	10	10	720	-
<b>C</b>	5,000	50 ft	35 <sup>A</sup>	D	E	F	G	
<b>CBD</b>	500	20 ft	35 <sup>A</sup>	D	E	F	250	-
<b>I</b>	5 acres	500 ft	-	150 <sup>H</sup>	50 <sup>I,J</sup>	50	-	-

**SECTION 8.3: FOOTNOTES TO SCHEDULE OF REGULATIONS**

- A. A church (not stories steeple), silo, barn, public and semi-public buildings may be erected to a greater height if the building is set back from each yard line at least one (1) more foot for each foot of additional height above thirty-five (35) feet.
- B. Front yards shall be equal to the average depth of existing front yards in the block in which the parcel is located.
- C. Minimum Floor Area Per Dwelling Unit type is as follows:
  - a. Efficiency: 650 square feet
  - b. 1 Bedroom: 650 square feet
  - c. 2 Bedroom: 650 square feet
  - d. 3 Bedroom: 800 square feet
  - e. 4 Bedroom: 950 square feet
- D. Commercial structures in commercial districts shall be erected with not more than a five (5) foot setback from the existing or prospective sidewalk at the front of the building. Front yards for residential structures in commercial districts shall be not less than the average depth of existing front yards in the block in which parcel is located.
- E. Commercial structures may be built up to the side property line, with no side yard. However, residential structures must comply with the side yard requirements of residential districts.

**Article 8**  
**Schedule of District Regulations**

---

- F. In the C Commercial district and CBD Central Business District, rear yards shall contain sufficient area for off-street parking, loading and unloading as defined in Article 3, but not less than 25% of the total lot depth. The depth of a rear yard abutting upon a street shall not be less than the depth of a front yard required for a building of the same size and kind, on the adjoining lot fronting on such rear street.
- G. Every building hereafter erected, altered or moved upon commercial premises shall contain not less than seven hundred and fifty (750) square feet of ground floor area. The total floor area of Commercial district Special Land Uses shall not exceed 7,500 square feet.
- H. In Industrial districts, where there are existing buildings within fifty (50) feet of the sidelines of the parcel of land upon which the building is to be located, the front yard space may be reduced to the average of such buildings.
- I. There shall be two (2) side yards, each of which shall not be less than fifty (50) feet in width except where a side property line adjoins a railroad right-of-way, in which case no side yard will be required along such lot line.
- J. Where industrial property abuts any other use district, the side yard shall be at least seventy five (75) feet in width and shall include a green strip at least fifteen (15) feet wide and an isolation barrier at least eight (8) feet high. Such barrier shall consist of coniferous trees and may be supplemented by additional ornamental foliage. The total height of the isolation barrier may include a berm.